

GIS REGISTRY INFORMATION

SITE NAME:	Marathon Gas Station			FID # (if appropriate):	
BRRTS #:	03-71-182486				
COMMERCE # (if appropriate):	54901-6058-07				
CLOSURE DATE:	May 16, 2003				
STREET ADDRESS:	707 S Main Street				
CITY:	Oshkosh				
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):		X =	637162	Y =	394191
CONTAMINATED MEDIA:	Groundwater		Soil	Both	X
OFF-SOURCE GW CONTAMINATION >ES:	Yes		No		X
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		Yes		No	X
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):		X =		Y =	
CONTAMINATION IN RIGHT OF WAY:		Yes	X	No	
<u>DOCUMENTS NEEDED</u>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					NA
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					X
GW: Table of water level elevations, with sampling dates, and free product noted if present					X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					NA
RP certified statement that legal descriptions are complete and accurate					X
Copies of off-source notification letters (if applicable)					NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					X
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					NA



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

May 16, 2003

Amarjit Sandhar
10453 W Tower Ave
Milwaukee, WI 53224

RE: Final Closure

Commerce # 54901-6058-07 WDNR BRRTS # 03-71-182486
Marathon Gas Station, 707 S Main St , Oshkosh

Dear Mr. Sandhar:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Thomas Verstegen', written over a horizontal line.

Thomas Verstegen
Department of Commerce
PECFA - Site Review Section

cc: Stuart Gross - Northern Environmental Technologies Inc
→ Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
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Jim Doyle, Governor
Cory L. Nettles, Secretary

April 7, 2003

Amarjit Sandhar
10453 W Tower Ave
Milwaukee, WI 53224

RE: Conditional Case Closure

Commerce # 54901-6058-07 WDNR BRRTS # 03-71-182486
Marathon Gas Station, 707 S Main St, Oshkosh

Dear Mr. Sandhar:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Northern Env Technologies Inc, for the site referenced above. It is understood that residual soil and groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- All monitoring wells must be properly abandoned and the appropriate documentation must be forwarded to the letterhead address.

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Versteegen', written over a horizontal line.

Thomas Versteegen
Department of Commerce
PECFA - Site Review Section

cc: Stuart Gross - Northern Environmental
Case File



STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED

Document Number

This Deed, made between Dhaliwal's Wisconsin Bulk Stations Two, Inc., a Wisconsin corporation

Grantor, and Amarjit Singh Sandhar

Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Winnebago County, State of Wisconsin:

Lots 16 and 17 of Block "H" in WESTERN ADDITION, in the First Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894.

AND

Lots 9, 10, 11, and 20 of Block Eight 8 in the Plat of ORIGINAL THIRD WARD, in the Third Ward, City of Oshkosh, Winnebago County, Wisconsin, per Leach's Map of 1894.

This Deed is given in satisfaction of that certain Land Contract dated October 1, 2000 between Dhaliwal's Wisconsin Bulk Stations Two, Inc., as Vendor, and Amarjit Singh Sandhar, as Purchaser, which was recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin on October 10, 2000 as Document No. 1108424 (the "Land Contract"); provided, however, that this Deed does not satisfy, release, discharge or terminate in any respect the covenant contained in Section 4 of the Addendum to the Land Contract.

Exceptions to warranties: any liens or encumbrances created by the act or default of Grantee; municipal and zoning ordinances and agreements entered under them; recorded easements for the distribution of utility and municipal services; recorded building and use restrictions and covenants; general and special taxes and assessments for 2000 and subsequent years; assignment of PECFA proceeds recorded as document no. 1031060; and security interest to Amcore Bank executed by Grantee recorded as document no. 1006100.

Dated this 30th day of April, 2001

DHALIWAL'S WISCONSIN BULK STATIONS TWO, INC.

By:

Darshan S. Dhaliwal, President

AUTHENTICATION

Signature(s) of Darshan S. Dhaliwal

authenticated this 30th day of April, 2001

• Thomas P. Shannon

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Thomas P. Shannon, Attorney-at-law

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF _____)

County.)

Personally came before me this _____ day of _____
the above named

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

• _____
Notary Public, State of _____

My Commission is permanent. (If not, state expiration date: _____.)

1128730

REGISTER'S OFFICE
WINNEBAGO COUNTY, WI
RECORDED ON

05-09-2001 10:31 AM

SUSAN WINNINGHOFF
REGISTER OF DEEDS

RECORDING FEE 18.00
TRANSFER FEE \$17
OF PAGES 1

Recording Area

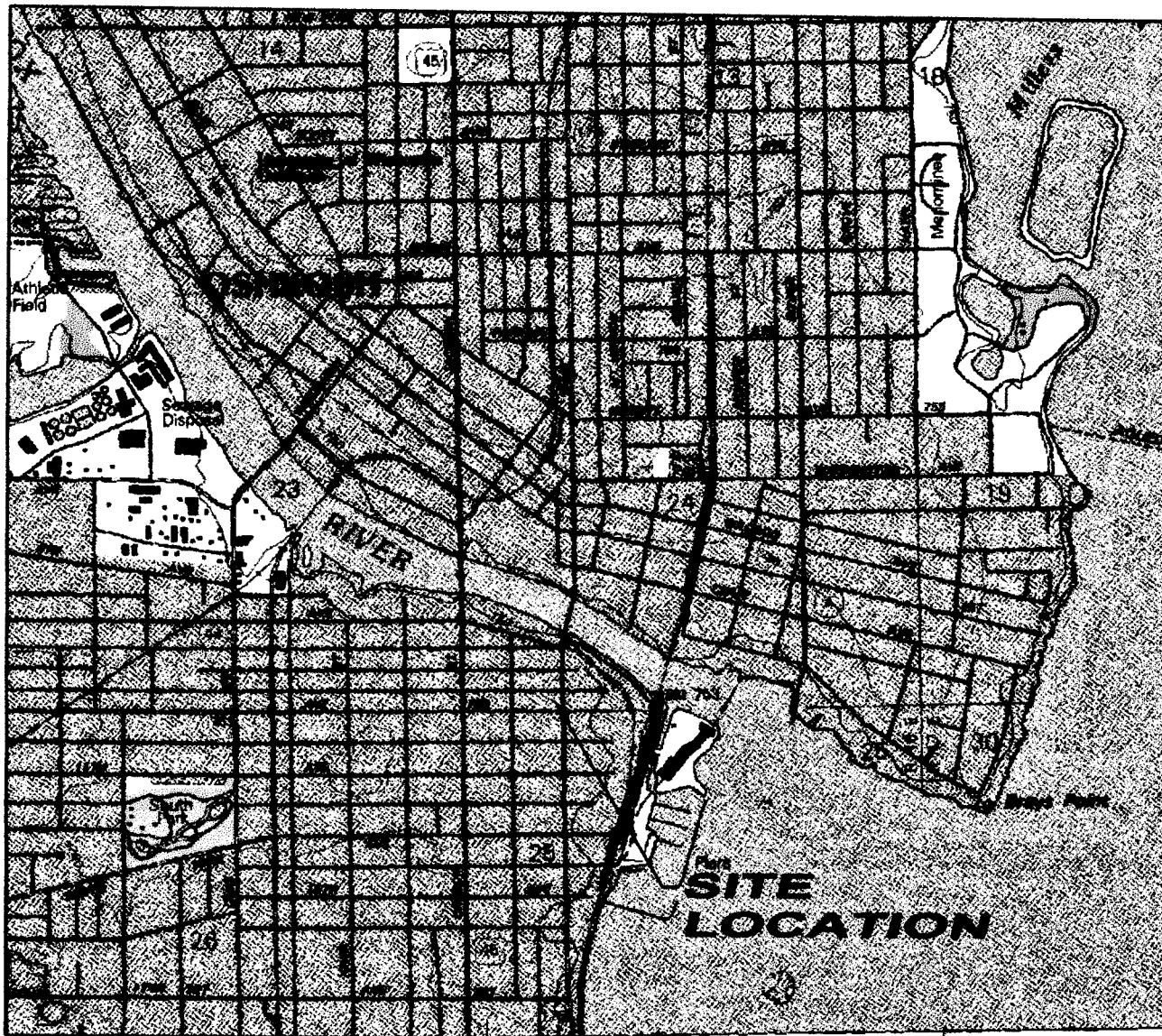
Name and Return Address

Amarjit Sandhar
1220 Manor Lane
River Hills, WI 53217

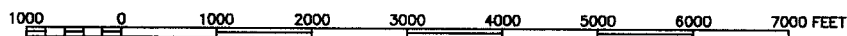
901-0286 and 901-0085

Parcel Identification Number (PIN)

This _____ homestead property.
(is) (is not)



SCALE 1" = 2000'



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION



BASE MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC SERIES
OSHKOSH, WISCONSIN 1992
U.S. Geological Survey, Adobe Acrobat Reader 605-584-6151

DRAWN BY: VLG PROJECT: 01-2200-2460 DATE: 8/23/02

REV. DATE

THIS DRAWING AND ALL INFORMATION CONTAINED THEREON IS THE PROPERTY OF NORTHERN ENVIRONMENTAL INCORPORATED AND SHALL NOT BE COPIED OR USED EXCEPT FOR THE PURPOSE FOR WHICH IT IS EXPRESSLY FURNISHED.



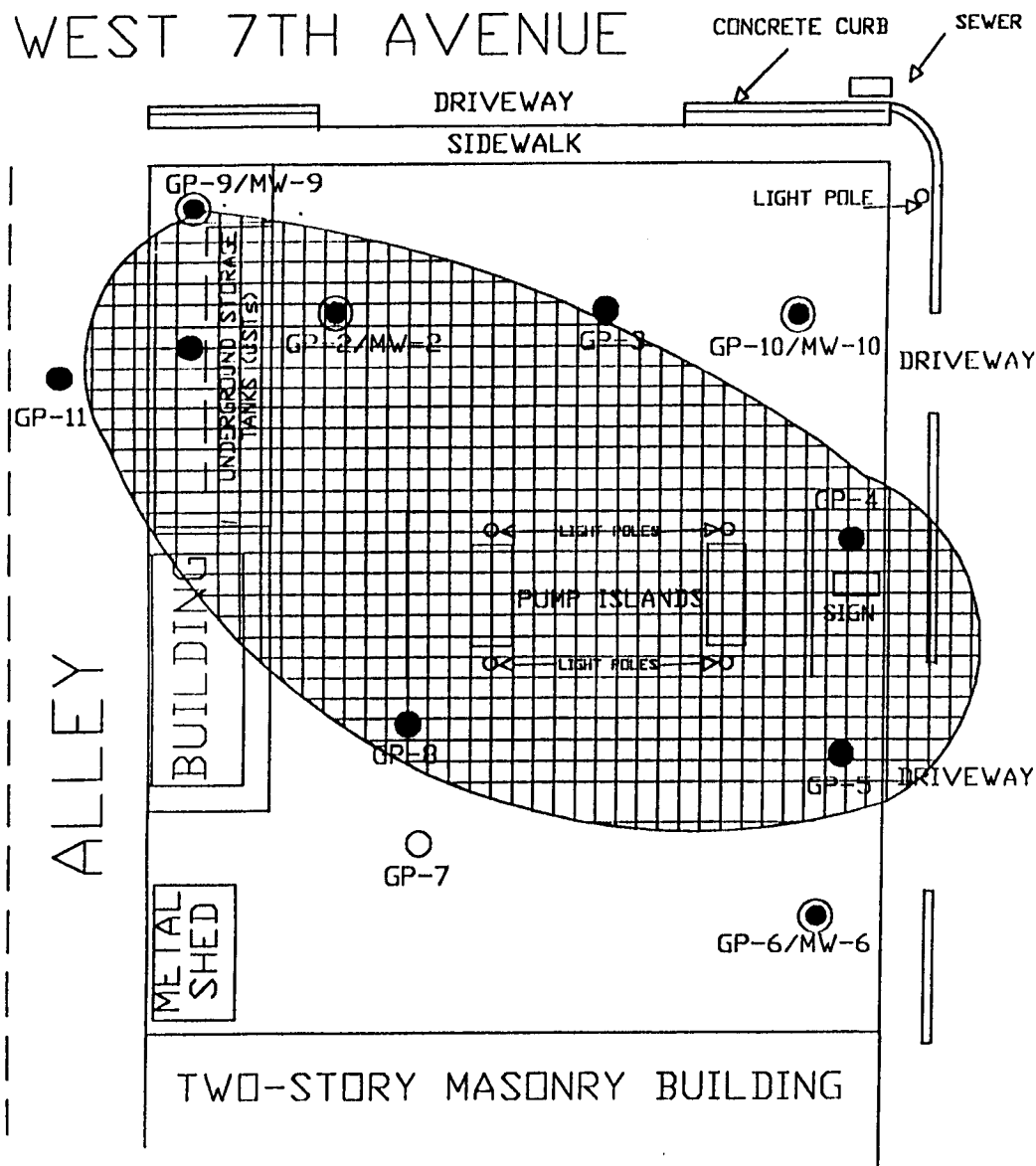
Northern EnvironmentalSM
Hydrologists • Engineers • Geologists

MARATHON GASOLINE STATION
707 SOUTH MAIN STREET
OSHKOSH, WISCONSIN

**SITE LOCATION AND
LOCAL TOPOGRAPHY**

FIGURE 1

WEST 7TH AVENUE



LEGEND:

- GEOPROBE BORING
- MONITORING WELL



SOUTH MAIN STREET

ALLEY

BUILDING

METAL SHED

TWO-STORY MASONRY BUILDING

SCALE IN FEET
ONE INCH EQUALS THIRTY FEET
1:360

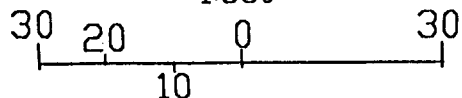
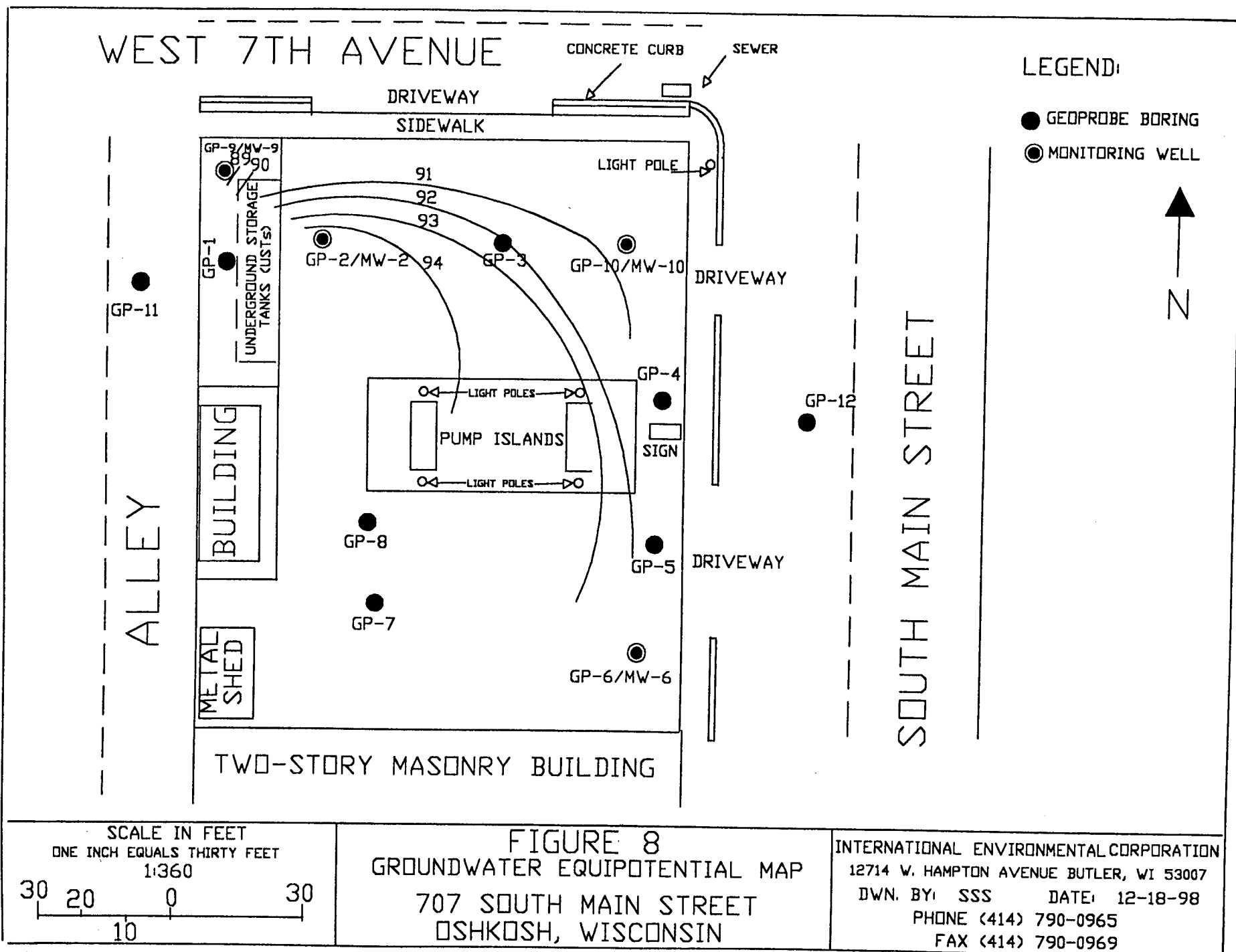


FIGURE 9
ESTIMATED EXTENT OF GROUNDWATER CONTAMINATION

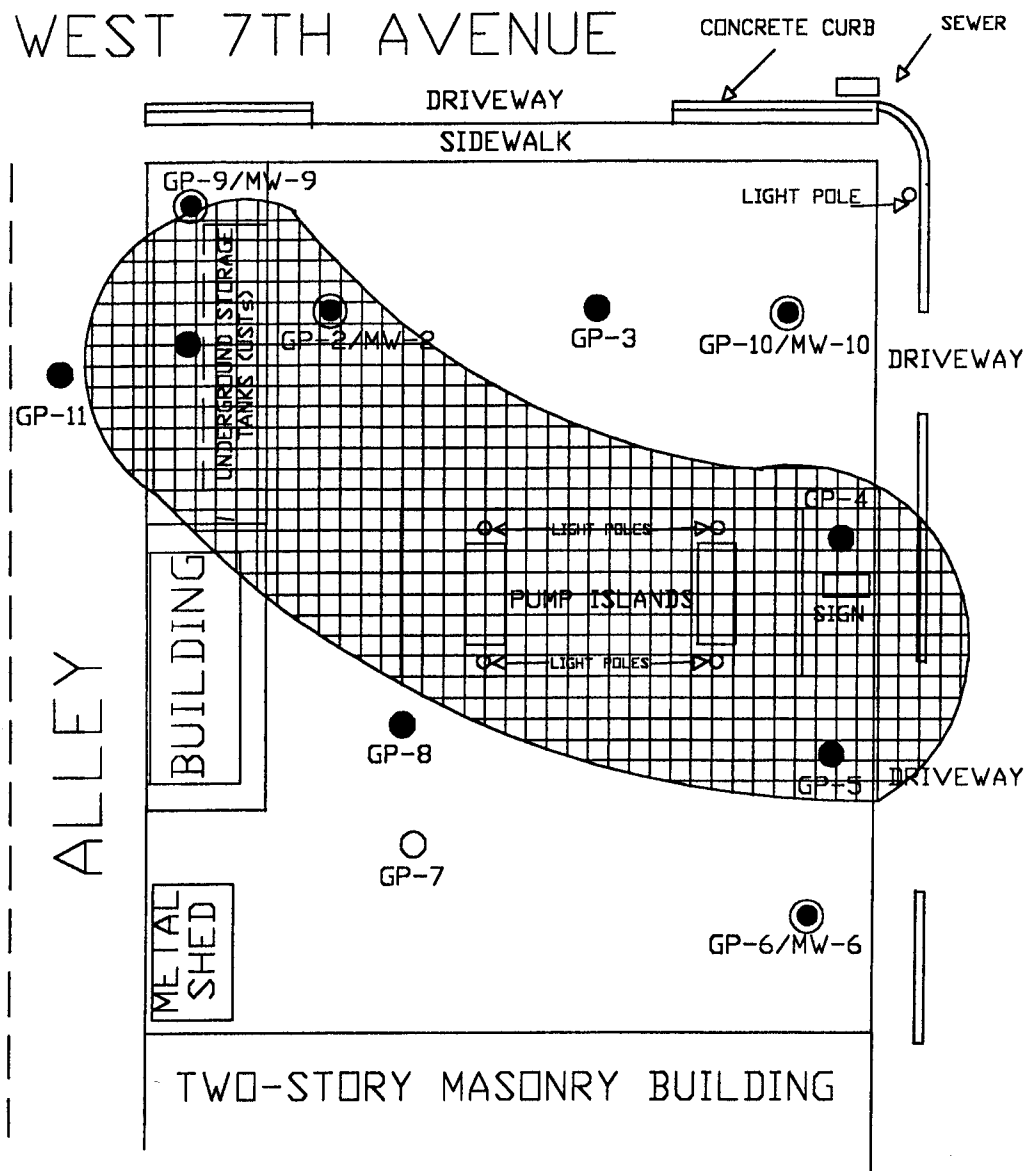
707 SOUTH MAIN STREET
OSHKOSH, WISCONSIN

INTERNATIONAL ENVIRONMENTAL CORPORATION
12714 W. HAMPTON AVENUE BUTLER, WI 53007

DWN. BY: SSS DATE: 12-26-98
PHONE (414) 790-0965
FAX (414) 790-0969



WEST 7TH AVENUE



LEGEND:

- GEOPROBE BORING
- MONITORING WELL



ALLEY

BUILDING

METAL SHED

TWO-STORY MASONRY BUILDING

SOUTH MAIN STREET

SCALE IN FEET
ONE INCH EQUALS THIRTY FEET
1:360

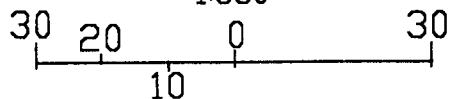


FIGURE 5
ESTIMATED EXTENT OF SOIL CONTAMINATION
707 SOUTH MAIN STREET
OSHKOSH, WISCONSIN

INTERNATIONAL ENVIRONMENTAL CORPORATION
12714 W. HAMPTON AVENUE BUTLER, WI 53007

DWN. BY: SSS DATE: 12-26-98
PHONE (414) 790-0965
FAX (414) 790-0969

Table 3 Ground-Water Quality Data, Marathon Gasoline Station, Oshkosh, Wisconsin

Monitoring Well	Date Collected	Lead (mg/l)	GRO (µg/l)	Detected Volatile Organic Compounds (micrograms per liter)									
				Benzene	1,2-Dichloro-Propane	Ethylbenzene	Isopropyl-benzene	MTBE	Naphthalene	Toluene	n-Propyl-benzene	Trimethyl-benzenes	Xylenes
MW2	10/22/98 06/18/02	<0.00089 -	2100 -	360	<1.9 -	120 300	14 -	92	61	11 30	33 -	210 230	730 1000
				180				16	180				
MW6	10/22/98 06/18/02	0.001 -	<50 -	<0.31	<0.38 -	<0.26 <0.49	<0.16 -	7.8	<0.49	<0.48 <0.63	<0.37 -	<0.27 <1.14	<1.0 <1.5
				<0.43				14	<1.4				
MW9	10/26/98 06/18/02	0.0013 -	<50 -	<0.38	<0.29 -	<0.38 <0.49	<0.36 -	32	<0.35	<0.39 1.2"J"	<0.46 -	<0.33 <1.14	<1.1 <1.5
				<0.43				4.8	<1.4				
MW10	10/22/98	<0.00089	<50	<0.31	2	<0.26	<0.16	7.1	<0.49	<0.48	<0.37	<0.27	<1.0
NR 140, Wis. Adm. Code PAL		5	NR	0.5	0.5	140	NR	12	8	200	NR	96	1000
NR 140, Wis. Adm. Code ES		15	NR	5.0	5.0	700	NR	60	40	1000	NR	480	10,000

NOTE:

mg/l = milligrams per liter

GRO = gasoline range organics

MTBE = methyl-tertiary-butyl-ether

<X = not detected above reporting limit of X

- = not analyzed

"J" = analyte detected between limit of detection and limit of quantification

NR = not regulated

XXX = exceeds Chapter NR 140, Wisconsin Administrative Code (NR 140, Wis. Adm. Code) preventive action limit (PAL)

XXX = exceeds NR 140, Wis. Adm. Code enforcement standard (ES)

Table 4 Soil Laboratory Analytical Results, Marathon Gasoline Station, Oshkosh, Wisconsin

Soil Borehole ID	Field Sample ID	Depth (feet)	PID (ui)	Laboratory Analytical Results								
				Benzene (µg/kg)	Ethylbenzene (µg/kg)	Methyl-tertiary- (µg/kg)	Toluene (µg/kg)	1,2,4-Trimethylbenzene (µg/kg)	1,3,5-Trimethylbenzene (µg/kg)	Total Xylene (µg/kg)	GRO (mg/kg)	Lead (mg/kg)
GP-1	S-1	0-4	4.2	-	-	-	-	-	-	-	-	-
	S-2	4-8	17.5	(148)	1020	-	69	2730	-	3870	17.0	10.0
	S-3	8-12	7.0	(170)	488	-	-	1700	-	1590	7.8	9.9
	S-4	12-14	2.1	-	-	-	-	-	-	-	-	-
GP-2	S-1	0-4	106.0	-	-	-	-	-	-	-	-	-
	S-2	4-8	9.0	(<580)	24,800	<580	(3420)	60,100	17,700	121,000	(967)	15.0
	S-3	8-12	23.3	(154)	110	-	-	1760	385	1210	8.7	8.8
GP-3	S-1	0-4	1.4	-	-	-	-	-	-	-	-	-
	S-2	4-8	10.6	-	-	-	-	-	-	-	-	8.1
	S-3	8-12	0.7	-	-	-	-	-	-	-	-	10.0
GP-4	S-1	0-4	0.7	-	-	-	-	-	-	-	-	-
	S-2	4-8	70.6	(274)	960	-	-	67	-	94	49.0	11.0
	S-3	8-12	20.3	-	-	-	-	-	-	-	-	-
	S-4	12-14	0.8	-	-	-	-	-	-	-	-	-
GP-5	S-1	0-4	0.9	-	-	-	-	-	-	-	-	-
	S-2	4-8	88.8	(504)	(3670)	-	63	7670	2750	(6760)	149	5.7
	S-4	8-12	1.4	-	-	-	-	-	-	-	-	7.6
GP-6	S-1	0-4	2.1	-	-	-	-	-	-	-	-	-
	S-2	4-8	4.9	-	-	-	-	-	-	-	-	-
	S-3	8-12	0.7	-	-	-	-	-	-	-	-	4.6
GP-7	S-1	0-4	1.4	-	-	-	-	-	-	-	-	-
	S-2	4-8	0.0	-	-	-	-	-	-	-	-	5.6
	S-3	8-12	2.8	-	-	-	-	-	-	-	-	6.3
GP-8	S-1	0-4	0.0	-	-	-	-	-	-	-	-	-
	S-2	4-8	4.2	-	-	-	-	217	-	95	-	6.6
	S-3	8-12	0.0	-	-	-	-	-	-	-	-	6.7

Table 4 Soil Laboratory Analytical Results, Marathon Gasoline Station, Oshkosh, Wisconsin

Soil Borehole ID	Field Sample ID	Depth (feet)	PID (iui)	Laboratory Analytical Results								
				Benzene (µg/kg)	Ethylbenzene (µg/kg)	Methyl-tertiary- (µg/kg)	Toluene (µg/kg)	1,2,4-Trimethylbenzene (µg/kg)	1,3,5-Trimethylbenzene (µg/kg)	Total Xylene (µg/kg)	GRO (mg/kg)	Lead (mg/kg)
GP-9	S-1	0-4	0.0	-	-	-	-	-	-	-	-	-
	S-2	4-8	2.4	-	-	-	-	-	-	-	-	-
	S-3	8-12	2.1	-	-	-	-	-	-	-	-	-
GP-10	S-1	0-4	0.0	-	-	-	-	-	-	-	-	-
	S-2	4-8	0.0	-	-	-	-	-	-	-	-	6.8
	S-3	8-12	0.0	-	-	-	-	-	-	-	-	5.8
GP-11	S-1	0-4		-	-	-	-	-	-	-	-	-
	S-2	4-8		-	-	-	-	-	-	-	-	12.0
	S-3	8-12		-	-	-	-	-	-	-	-	13.0
GP-12	S-1	0-4		-	-	-	-	-	-	-	-	-
	S-2	4-8		-	-	-	-	-	-	-	-	12.0
	S-3	8-12		-	-	-	-	-	-	-	-	13.0
NR 720, Wis. Adm. Code Generic RCL				5.5	2900	NE	1500	NE	NE	4100	250	NE
s. NR 746.06 Table 1 Indicators of Residual Product in Soil Pores				8500	4600	NE	38,000	83,000	11,000	42,000	NE	NE
s. NR 746.06 Table 2 Direct-Contact Standards				1100	NE	NE	NE	NE	NE	NE	NE	NE

Note:

PID = photoionization detector
 iui = instrument units as isobutylene
 µg/kg = micrograms per kilogram
 GRO = gasoline range organics
 mg/kg = milligrams per kilogram
 - = not detected
 NE = not established

(XXX) = exceeds Chapter NR 720, Wisconsin Administrative Code (NR 720, Wis. Adm. Code) generic residual contaminant level (RCL)

XXX = exceeds section NR 746.06, Wisconsin Administrative Code (s. NR 746.06, Wis. Adm. Code) Table 1 indicators of residual product in soil pores

Table 1 Ground-Water Elevation Data, Marathon Gasoline Station, Oshkosh, Wisconsin

Well Number	Ground Surface Elevation (feet)*	Reference Point** Elevation (top of riser)*	Date	Depth to Water (feet below reference point)	Water Table Elevation
MW2	99.06	98.68	10/22/98	4.14	94.54
			11/01/98	4.32	94.36
			11/23/98	3.47	95.21
			06/18/02	3.56	95.12
MW6	98.33	97.74	10/22/98	5.31	92.43
			11/01/98	5.12	92.62
			11/23/98	4.99	92.75
			06/18/02	5.45	92.29
MW9	98.76	98.12	10/22/98	14.59	83.53
			11/01/98	13.52	84.60
			11/23/98	9.57	88.55
			06/18/02	3.04	95.08
MW10	-	98.34	10/22/98	8.50	89.84
			11/01/98	6.20	92.14
			11/23/98	7.81	90.53
			06/18/02	-	-

NOTE:

- = Not applicable

* = Elevations referenced to assigned site datum of 100 feet

** = Reference point is the north side of PVC riser

**MARATHON SERVICE STATION
707 SOUTH MAIN STREET
OSHKOSH, WISCONSIN 54901**

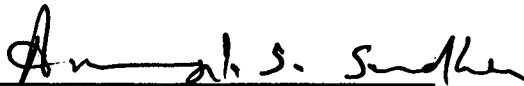
**WDNR BRRTS #03-71-182486
PECFA CLAIM #54901-6058-07**

Required Information for GIS Registry

Parcel Identification: #901-0286, 901-0085
Geographic Position: 637162, 394191

Signed Statement by Responsible Party

I certify that the legal description included in this report is complete and accurate and describes the Marathon Gasoline Station site.



Amarjit Sandhar

January 16, 2003
(BPC 01-2200-2460)

Mr. Dave Patek
Director of Public Works
City of Oshkosh
215 Church Avenue
Post Office Box 1130
Oshkosh, Wisconsin 54901

RE: Case Closure Requirements, Former Marathon Gasoline Station, 707 South Main Street,
Oshkosh, Wisconsin

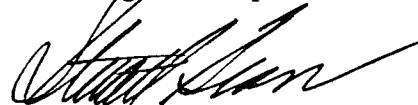
Dear Mr. Patek:

Northern Environmental Technologies, Incorporated (Northern Environmental) completed investigative activities associated with a petroleum release at the Marathon Gasoline Station, 707 South Main Street, Oshkosh, Wisconsin, Wisconsin (the Site). Currently, we are requesting case closure from the Wisconsin Department of Commerce (COMM). We feel COMM will close the Site, but will likely require the responsible party to notify owners of adjacent properties of potential off-site petroleum contamination.

In anticipation of case closure, we hereby notify the city of Oshkosh of the potential to encounter petroleum contamination in soil and ground water in the South Main Street right-of-way and alley adjacent to the Site. A figure illustrating the estimated area of contamination is attached.

We trust this information meets your needs. Please contact us if you have any questions or require further details.

Sincerely
**Northern Environmental
Technologies, Incorporated**



Stuart J. Gross
Senior Project Manager

SJG/lmh
Enclosure

c: Amarjit Singh
John Gerth, Bulk Petroleum